

PRICE REDUCTION



McCarthy & Stone
RESALES

14 Glenhills Court Little Glen Road, Leicester, LE2 9DH
Guide price £269,950 LEASEHOLD

For further details
please call 0345 556 4104

14 Glenhills Court Little Glen Road, Leicester, LE2 9DH

A spacious and well presented two bedroom ground floor retirement apartment. Has a PRIVATE PATIO AREA, two bathrooms and a SEPERATE STUDY. Part of our living plus development. 1 HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Glenhills Court

Glenhills Court is located beside the Grand Union Canal in Glen Parva, just four miles from Leicester city centre. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in Leicestershire; the complex includes one and two bedroom properties, which are spacious, stylish, and offer the benefits of Retirement Living PLUS. Each apartment in Glenhills Court includes a large bedroom, spacious living area and high quality kitchen and bathroom. All windows feature double glazing, perfect for those select apartments that also benefit from beautiful canal views. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hour domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges). The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and day trips. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. Your home at Glenhills Court offers great comfort and security, allowing you to enjoy an independent and social retirement. Away from the privacy of your apartment, Glenhills Court features a selection of social areas, including the homeowners lounge and canal side gardens. There is also a fantastic restaurant serving meals every day of the year, complete with table service and a sun terrace for those warm summer evenings. When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite, while extensive car parking facilities are ideal for permit holders. Homeowners of Glenhills Court enjoy peace of mind with the outstanding safety and security features, which include a 24-hour emergency call system, permanent staffing and domestic assistance. Lifts and wheelchair access also make the complex accessible to all. Glenhills Court enjoys a convenient location in Glen Parva, within easy reach of Leicester city centre. The complex sits on the Grand Union Canal, which provides pleasant waterside views as well as the perfect place for a morning stroll. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Retirement Living PLUS

All care and support at our Retirement Living PLUS developments is provided by YourLife Management Services. Everyone who works for YourLife is dedicated to you and to going that extra mile to provide person-centred care and support. For your peace of mind, each staff member has a certificate from the DBS (the Disclosure and Barring Service) and we invest in their training to make sure they have all the skills they need to provide you with a fantastic service. Personal care packages are flexible and personalised to your specific needs. You decide exactly what level of care and support is right for you (starting from a 15-minute session) and can adjust your package so you only ever pay for what you use. YourLife is regulated in England by the Care Quality Commission.

Apartment Overview

This spacious and beautifully presented apartment benefitting from two double bedrooms, a large living room with a designated dining area, a separate study and well equipt kitchen. From the living room there is a private patio area overlooking the communal gardens.

Entrance Hall

Front door with spy hole leads to a spacious entrance hall - the 24-hour Tunstall emergency response pull cord system is located in the hall. From the hallway there are doors to a storage/airing cupboard. Two ceiling lights, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors leading to the living room, bedrooms, shower room and cloakroom.

Living Room

Spacious and bright lounge benefits from patio doors leading onto a private patio area, overlooking the communal gardens. An area of the lounge provides a great space for dining and is within easy access to the kitchen via double, part glazed doors. TV and telephone points. Sky/Sky+ conection point and two ceiling lights. Brand new carpets, storage heater and raised electric sockets.fitted

Kitchen

Fitted with a range of wall and base units, pan drawers with a modern roll top worktop with ceramic tiling over. Inset, waist level oven with space above for a microwave, stainless steel sink with mixer tap and auto-opening window above. Electric hob with chimney extractor hood over, integrated fridge/freezer. Tiled floor, ceiling spotlights, under counter lighting, ventilation system.

Master Bedroom

This spacious bedroom benefits from a large window overlooking the communal gardens. Double, mirror fronted wardrobe provides hanging space and shelving. Two ceiling lights, raised sockets, TV & telephone points. Door leading to study.

Study

Situated off the master bedroom, the study which could be utilised as a dressing room or small guest bedroom. Double glazed window, raised power sockets.

Bedroom Two

Spacious bedroom which could be used as a dining room benefitting from a large window with views over the communal gardens. TV and phone point. Electric heater

Bath/Shower Room

Fully tiled and spacious bathroom cmprising of bath with grab rail and separate wet room style shower. Vanity unit containing a hand basin and mirror over. Chrome heated towel rail, WC. Ceiling spotlights, slip resistant flooring.

Guest Cloakroom

Vanity unit containing a hand basin and mirror over. WC, chrome heated towel rail. Ceramic floor tiling.

Service Charge

- 1 Hour domestic assistance (per week)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

125 years from 1st June 2015

Car Parking Permit

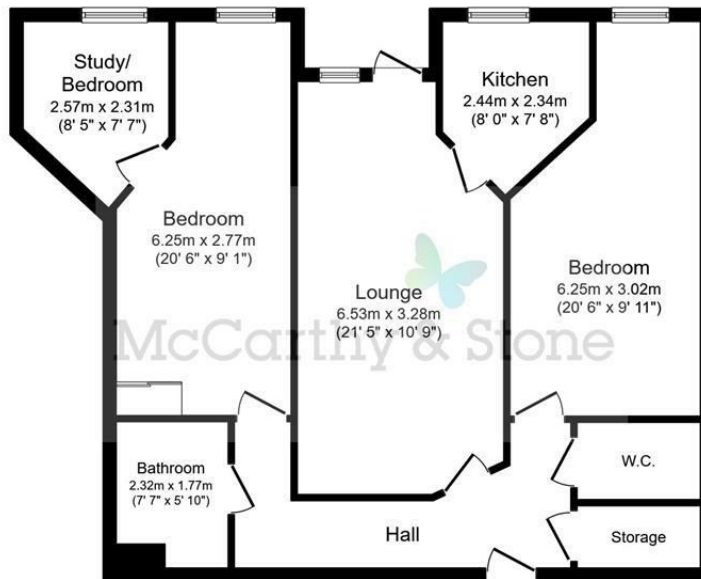
The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with your Estate Manager on site for availability.

Ground Rent

Annual charge £510







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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